

From: Nitin Chaudhary

Sent: Monday, April 5, 2021 12:25 PM

To: Karen Cilevitz [karen.cilevitz@richmondhill.ca](mailto:karen.cilevitz@richmondhill.ca)

Cc: Clerks Richmondhill [clerks@richmondhill.ca](mailto:clerks@richmondhill.ca)

Subject: Council Public Meeting on Wednesday, April 07,2021

Reference: Public meeting scheduled for April 7th, 2021 with respect to the official plan and zoning by law amendment application - 607919 Ontario Limited - 8905 Bathurst street - city files D01-20024.

I am a resident of the South Richvale community.

On March 30,2021 I along with residents in our community attended the zoom session held by Councillor Cilevitz in connection with the above mentioned application. By the way Counsellor Cilevitz spoke it seemed that the town of Richmond Hill was overwhelmingly in favour of approving this application made by Tridel, although we were made aware that nothing has been approved as of yet. Even though there was overwhelming support from the counsellors I am hopeful they would consider the concerns of the residents south of 16th avenue along and close to Bathurst street.

1) It was mentioned during the Zoom meeting by Tridel that they are catering to empty nesters and therefore the traffic impact would not be as much as we residents are anticipating. I find that not to be accurate for the following reasons. Most empty nesters in the Richmond Hill/Vaughan area are not looking to down size or live in an average size of 900 Sqft which is the average for this project. Maybe 1500 sq feet. So it seems they are actually looking to attract the millennials. The location has a very low walk score, therefore every resident will have a car and use it daily, very evident by the amount of parking being provided for in the application. Therefore their comments on traffic impact to a community already overburdened by traffic is totally incorrect. I hope the town takes this impact very seriously and does something about it.

2) I am ok with development taking place on these lands, however, do have an issue with the density proposed. Perhaps something along the lines of 10 storeys with a larger floor plate of the units, closer to 1400 sq ft, would be a far better fit to the area. The GFA would still be large enough to make economic sense and provide the increase in tax base the Town is seeking. Richmond Hill has many pockets of land along the Yonge & Hwy 7 corridor that already has a precedent set for 20 storey condo's & higher. The walk score is far better there. What's the criteria for Richmond Hill being so eager to allow high density development in an area surrounded by low to mid density?

3) We would be interested in seeing the environmental impact studies done for this project. The subject lands are surrounded by environmentally sensitive lands, fair bit of lands are in the flood plain, probably a fairly high water table, We would be curious to see what the impact of this high density development would be.

I sincerely hope the Town would consider all the points outlined above seriously.

Your truly,

Nitin Chaudhary  
Karina Holdings.Inc